



**£309,995**  
**11 Madeira Road**  
Portsmouth, PO2 0SZ

## PROPERTY SUMMARY

**SOUTH FACING GARDEN!** Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Madeira Road, Hilsa. Ground floor accommodation comprises a 14ft reception room, a utility room, a downstairs W.C and an open-plan 20ft living room/diner, that opens onto a modern-fitted kitchen. The first floor consists of three bedrooms and fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, 39ft south-facing garden with side pedestrian access, a pond and a brick built shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Obscure PVC double glazed windows, composite front door.

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, door to reception room one, under stairs cupboard space, door to dining room.

**RECEPTION ROOM ONE** 14' 4" into bay x 12' 1" (4.37m x 3.68m) PVC double glazed bay window to front aspect, radiator.

**RECEPTION ROOM TWO** 10' 5" narrowing to 9'7" x 20' 9" max" (3.18m x 6.32m) Open to kitchen, PVC double glazed French door to garden, obscure French doors to utility, radiator, fitted cupboard space.

**KITCHEN** 8' 9" x 7' 6" (2.67m x 2.29m) Obscure PVC double glazed window to side aspect, 1 1/2 resin sink with mixer tap and drainer unit, laminate roll top work surfaces, integral dishwasher, integral oven with gas hob, overhead stainless steel extractor fan, glass splash back, space for fridge/freezer, integral microwave.

**UTILITY ROOM** Plumbing for washing machine, space for tumble dryer, tiled flooring, door to WC, PVC double glazed window to rear aspect.

**WC** Obscure PVC double glazed window to side aspect, low level WC, floating wash basin, radiator.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, PVC double glazed window to side aspect, inspection hatch.

**BEDROOM ONE** 14' 5" into bay x 12' 1" (4.39m x 3.68m) PVC double glazed bay window to front aspect, radiator, fitted wardrobes.

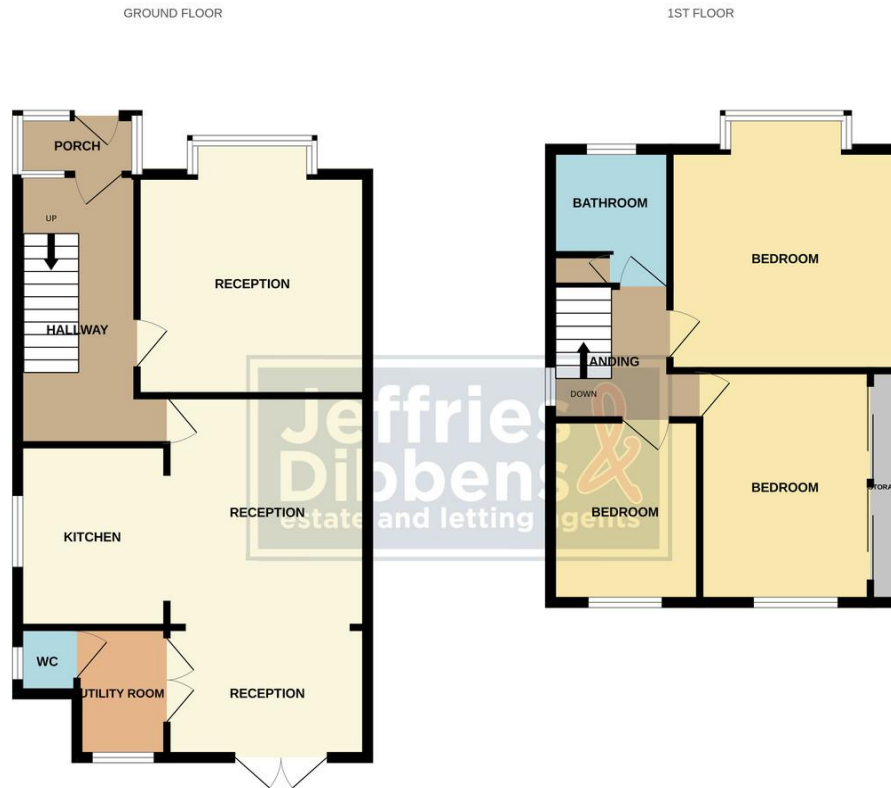
**BEDROOM TWO** 12' 1" x 8' 10" into wardrobe depth (3.68m x 2.69m) PVC double glazed window to rear aspect, radiator, fitted mirrored wardrobes.

**BEDROOM THREE** 8' 8" x 7' 5" (2.64m x 2.26m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**BATHROOM** Obscure PVC double glazed window to front aspect, close coupled WC, vanity unit, bath with shower attachment, fully tiled, tiled throughout, stainless steel heated towel rail, extractor fan.

**REAR GARDEN** 39' (11.89m) approx South facing, side pedestrian access, mature flower and shrub borders, pond, brick built shed, outside tap.

**BRICK BUILT SHED** 8' 6" x 7' 9" (2.59m x 2.36m) Power and light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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